



SUPERB HOTEL, RESTAURANT, BAR AND MANOR
HOUSE IN THE POPULAR VILLAGE OF CARSAC,
NEAR SARLAT DORDOGNE.

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DORDOGNE...



PROPERTY FACT FILE	
REFERENCE	A43099KEF24
PRICE	€ 1,645,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 552 000 EUR hors honoraires)
BEDROOM	23
BATHROOM	22
ACCOMMODATION	742 m ²
LAND	21828 m ²
TOWN	Carsac-Aillac
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Hotel, Bar-Restaurant
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Excellent location with great business potential
- 18 Ensuite Bedroom Hotel, Restaurant & Manor house
- Hotel in Excellent condition and sold furnished
- Extensive beautiful landscaped mature gardens
- Category 4 Licence available with Hotel and bar

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Just five minutes from the medieval jewel of Sarlat-la-Canéda, in the charming village of Carsac at the heart of the Dordogne's most coveted setting, this exceptional estate presents a rare lifestyle and investment opportunity

DESCRIPTION

This magnificent stone property, set within 26,614m² of level landscaped gardens, offers 743m² of refined living space in one of the Dordogne's most sought-after locations. The property is being sold furnished with modern, quality furnishing throughout.

The property includes a fully refurbished, contemporary 18-bedroom hotel with 544m² of living space.

Each bedroom is generously proportioned, bright and elegantly appointed, with private en-suite facilities and direct access to the terrace and gardens.

The hotel features a professional kitchen with dedicated cold storage, a spacious dining room seating 60 guests, and a further 40 covers on the terrace overlooking the heated 14 x 7m swimming pool and sun terrace.

A stylish bar and lounge complete the guest areas.

The restaurant and bar benefits from a transferable Category 4 licence (subject to regulations), enhancing its commercial appeal.

Direct access to the popular Voie Verte cycle path between Sarlat-la-Canéda and Souillac provides additional business potential from passing cyclists and walkers.

The estate is complemented by a 200m² five bedroom Manor House dating from 1860.

The ground floor includes a laundry/boiler room and extensive cellar space.

The first floor offers a reception room, spacious living room with wood burning stove, dining kitchen and a self-contained studio with kitchen, bedroom and bathroom.

The second floor comprises four further bedrooms, two bathrooms and study space, while the att..

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43099KEF24>

COMPLETE FILE AND PHOTO ON REQUEST

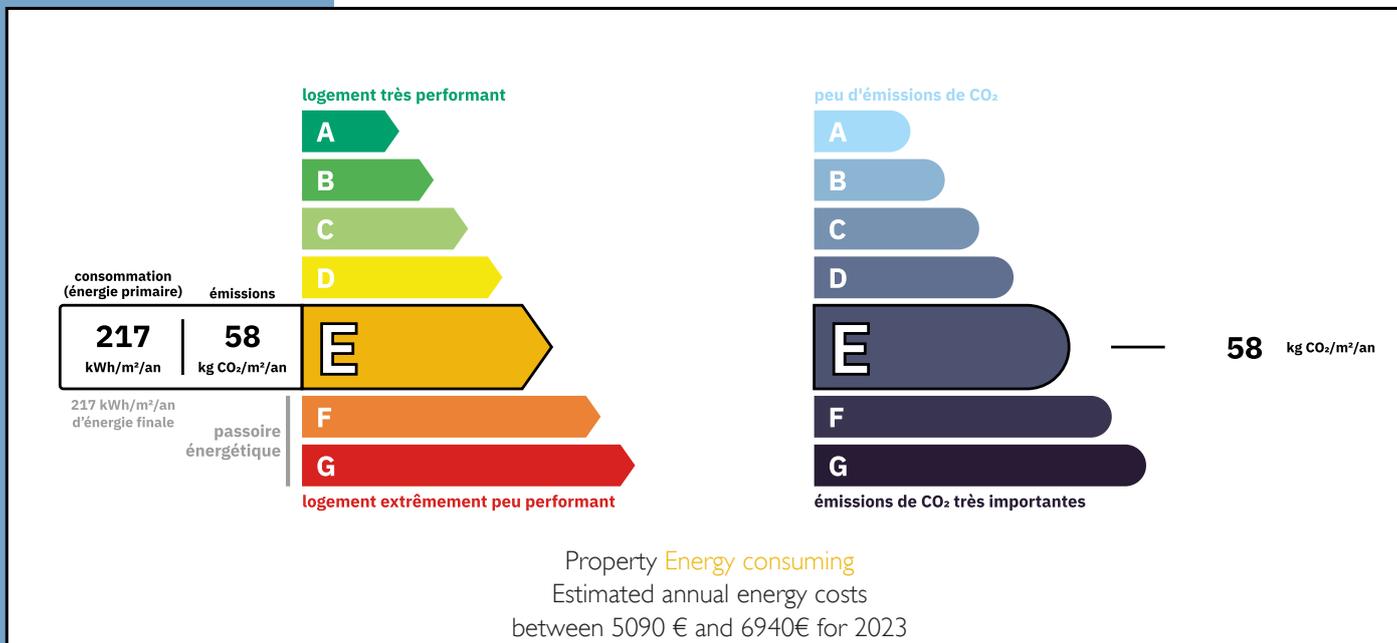


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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